

**Eau Claire Redevelopment Authority
Minutes
September 16, 2015**

Members Present: Mike DeRosa, Ted Barr, Janine Wildenberg, Martin Green, Jeff Halloin, Russ Van Gompel, David Klinkhammer

Staff Present: Mike Schatz, Kelly Thompson, Steve Nick, Elaine Coughlin

Others Present: Jeff Nelson, Phil Johnson

1. Call to order.

This meeting was called to order at 7:30 a.m. by Mr. DeRosa.

2. Minutes from the meeting of August 26, 2015.

The minutes from the meeting of August 26, 2015 were reviewed and approved on a motion made by Ms. Wildenberg and seconded by Mr. Green. The motion passed.

3. Financial statements.

Ms. Thompson presented the financial statements for the month ending August 31, 2015. Operating expenses for the month of August totaled \$505 and included \$283 for the 2014 audit and \$222 for utilities. Acquisition expenses totaled \$85,300 and included \$77,300 to pay back CDBG funds for properties in Block 7 of the North Barstow Redevelopment District and \$8,000 for the Phase I concept plan for the Cannery Redevelopment District. The financial statements for the month ending August 31, 2015 were approved on a motion made by Mr. Barr and seconded by Mr. Van Gompel. The motion passed.

4. Motion to approve design services from Lien & Peterson Architects, Inc. for 10 W. Madison Street.

Mr. Schatz explained that staff is still in negotiations with Family Video to purchase the land to extend the trail. He said there have been several discussions and that they would like to give as little land as possible. Mr. Klinkhammer arrived at 7:33 a.m. The board discussed the affordability of the design services from Lien & Peterson Architects, Inc. for 10 W. Madison Street. There was a motion made by Mr. Van Gompel to approve this and it was seconded by Mr. Klinkhammer. The motion passed.

5. Motion to approve design services from Ayres Associates for Phase 2 Cannery District.

Mr. Schatz explained that at the last meeting the board looked at a proposal from Ayres Associates. Mr. Johnson from Ayres Associates presented on the Phase II for the Cannery District. Mr. Johnson explained that Ayres Associates would like to create a 3D format of the redevelopment district plans which will make it more interactive and would be helpful in marketing the area and explaining the concept to the public. He said this is a tool that could be put on the RDA website. The board discussed funding for this project. Mr. DeRosa explained he was looking for a motion to approve the Phase 2 plan as presented for \$29,000. He said that \$16,500 would come from a realtor's grant and the other \$12,500 would come out of the RDA. There was a motion made by Mr. Van Gompel to accept Mr. DeRosa's statement and to approve the design services from Ayres Associates for Phase 2 Cannery District. Ms. Wildenberg inquired about who would talk to the public. Mr. Johnson explained that Mr. Fieber and Mr. Schatz would identify stakeholders. A public meeting will be held for feedback

from the neighborhood, stakeholders, and community. Mr. Schatz explained this 3D plan would be shared with developers and used to show them the mix between green space and redevelopment. He also stated that it would be shared with a segment of the community that would think this would be an ideal spot for food related public market. Mr. Halloin announced he would abstain from the said motion. Mr. Halloin also stated that if there is to be a food market, that this may change the expense and to be careful on how to present this to the public. Mr. DeRosa asked staff to pay attention to this. Mr. Schatz stated that staff has been cautioned of this and that the RDA has not endorsed this concept. There was no further discussion and the motion passed.

6. Update on contract for demolition and clearing at 38 Maple Street.

Ms. Thompson explained that she drove out to 38 Maple Street last week and said the concrete was removed. The buildings were gone by the deadline date, but the concrete was not. She said that Chippewa County thought that construction could begin, but state permits are needed yet. She is hopeful construction will begin by late October. Mr. Schatz said that, in terms of the contract with the RDA, all the terms have been met. Ms. Thompson said that money cannot be given yet since not everything has been moved out of the YMCA.

7. Executive Director's report.

Mr. Schatz explained that he, Mr. Van Gompel and Kerry Kincaid met with the university regarding Menomonie Street. He said that the university said they have everything they need. The question they have is "whether the City wants more, such as an entertainment district." They said maybe at some date they would want the City to look at this again and that they are 3-5 years away from breaking ground. There is no request from the university for a Menomonie Street redevelopment district at this time.

Mr. Schatz said that staff has been meeting and continue to have discussions with an out-of-town developer for the Liner Buildings and Block 7. He said they are asking for TIF and that they do have a project that normally would justify TIF. He said staff is also in talks with other developers.

Mr. Schatz announced that City Council approved moving forward with a fourth level for the N. Barstow Ramp for \$2.2 million. He said City Council voted on it not using TIF funds. This would roughly add 200 additional spaces.

Mr. Schatz explained that there has been discussion with a developer for the Railroad lot for a site for development. He said the added fourth level could be an advantage for this to develop quicker.

Mr. Schatz explained that staff toured the Grand River Station in LaCrosse with the Eau Claire Transit Director. He said Eau Claire has an advisory committee looking for sites and funding. They discussed how to finance future mixed-use transit projects and potential sites.

Mr. Schatz said that Ayres Associates submitted for an EPA Grant for demolition, but it was unsuccessful. Ayres Associates has offered to resubmit for free. Staff will be going out for letters of support again.

Mr. Schatz said that in regards of the SAG Grant that was received from the WEDC for the post office demolition, Ms. Thompson has submitted documents to be reimbursed. He said the total project came in \$30,000 less than what was projected. The SAG Grant is for \$129,000 and the RDA would contribute \$76,000. The RDA contribution is \$12,000 less than what was originally budgeted.

Mr. Schatz said that last night Eau Claire County moved forward to support the Confluence Project with the original \$3.5 million. He also stated that TIF 11 would go to City Council on Monday and Tuesday, September 21 and 22.

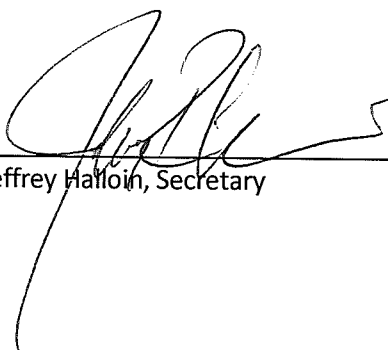
Mr. Schatz stated that Mr. Van Gompel has announced his retirement. Mr. Van Gompel stated he would be around until the end of the year. Mr. Halloin told Mr. Van Gompel that he has had a huge impact and thanked him. Mr. DeRosa said it was a pleasure.

Mr. Halloin stated that part of the work plan for next year should look at starting to expand the district across the street and look into expanding the east side of Barstow Street.

8. Announcements, directions and correspondence.

The board authorized staff to submit a letter of thanks signed by Mr. DeRosa to Bruce King and the National Association of Realtors. The letter has been sent. The next meeting will be on October 21, 2015.

This meeting adjourned at 8:14 a.m.



Jeffrey Halloin, Secretary